

# Publix #2117 - Publix at Thompson Nursery

W Lake Ruby Road & Thompson Nursery Road  
Winter Haven, FL 33884  
Lat 27.960, Long -81.668

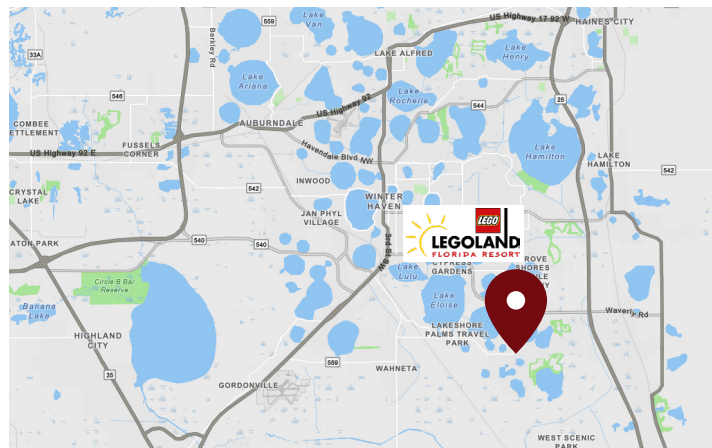
FOR LEASE



1,200 - 2,400 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- New Publix-Anchored Development
- Estimated Delivery 3rd Quarter 2026
- Located at the Signalized Intersection of W. Lake Ruby Road & Thompson Nursery Road
- 3-Miles West of US Hwy 27
- 4-Miles South of LEGOLAND
- Combined Area Traffic Count: 14,900 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,317	31,162	71,199
Daytime Population	4,750	28,661	66,710
Total Households	2,664	13,266	28,695
Avg. HH Income	\$101,072	\$92,774	\$92,492

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Sandra Woodworth

813.210.7509 | [swoodworth@crossmanco.com](mailto:swoodworth@crossmanco.com)  
9950 Princess Palm Avenue, Suite 340, Tampa, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

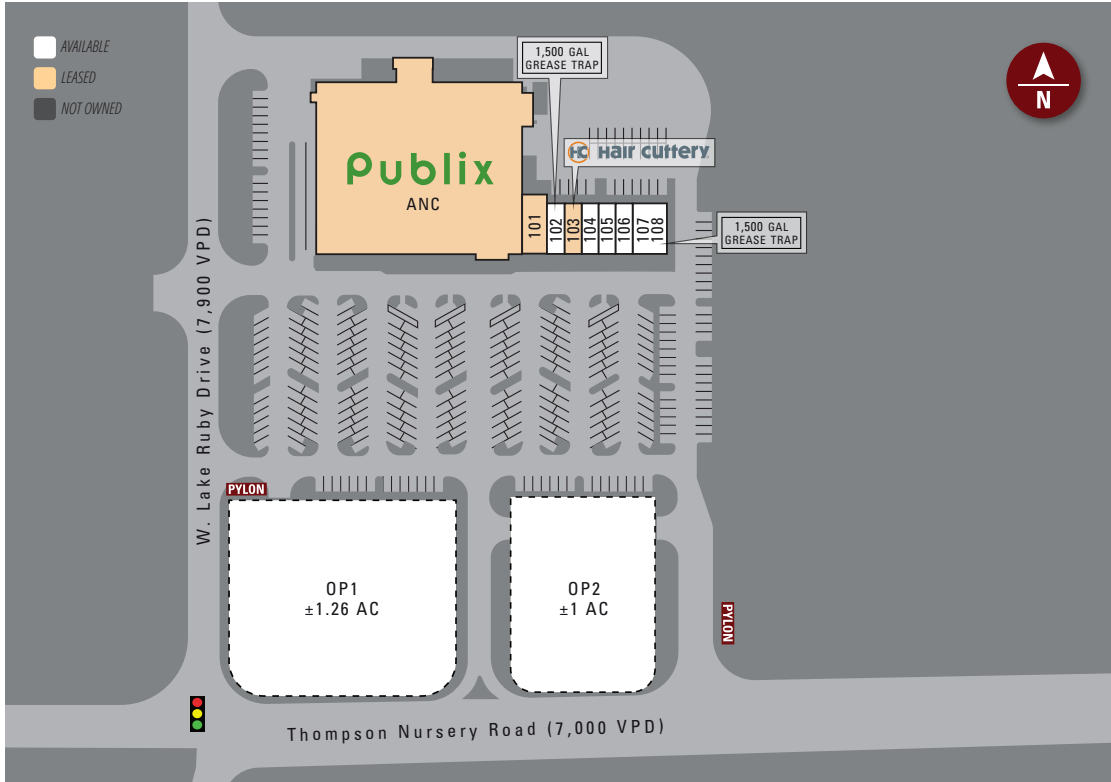


[www.crossmanco.com](http://www.crossmanco.com)

# Publix #2117 - Publix at Thompson Nursery

W Lake Ruby Road & Thompson Nursery Road  
 Winter Haven, FL 33884  
 Lat 27.960, Long -81.668

## SITE PLAN



Suite	Tenant	Size
ANC	Publix	50,325
101	Unavailable	2,100
102	AVAILABLE (1,500 gal Grease Trap) CDS Delivery	1,200
103	Hair Cuttery	1,200
104	AVAILABLE - VS Delivery	1,200
105	AVAILABLE - VS Delivery	1,200
106	**Contract Pending**	1,200
107 108	AVAILABLE (1,500 gal Grease Trap) CDS Delivery	2,400
OP1	AVAILABLE	±1.26 AC
OP2	AVAILABLE	±1 AC

**TOTAL 60,825**



**Sandra Woodworth**

813.210.7509 | [swoodworth@crossmanco.com](mailto:swoodworth@crossmanco.com)  
 9950 Princess Palm Avenue, Suite 340, Tampa, FL

*Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.*



[www.crossmanco.com](http://www.crossmanco.com)